

**SNAPSHOT of HOME Program Performance--As of 12/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

| Category   | PJ       | State Average | State Rank    | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|---------------|---------------|------------------------------|---------|---------|
|  |          |               |               |               | Group                        | B       | Overall |
|  |          |               | PJs in State: | 7             |                              |         |         |
| <b>Program Progress:</b>   |          |               |               |               |                              |         |         |
| % of Funds Committed   | 95.77 %  | 98.49 %       | 6             | 96.45 %       | 41                           | 41      |         |
| % of Funds Disbursed   | 89.07 %  | 91.12 %       | 5             | 87.93 %       | 45                           | 46      |         |
| Leveraging Ratio for Rental Activities                           | 6.02     | 4.24          | 1             | 4.73          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 89.25 %  | 96.96 %       | 7             | 83.38 %       | 35                           | 32      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 57.65 %  | 69.76 %       | 6             | 70.15 %       | 24                           | 25      |         |
| <b>Low-Income Benefit:</b>                                       |          |               |               |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 64.98 %  | 69.75 %       | 6             | 80.67 %       | 9                            | 11      |         |
| % of 0-30% AMI Renters to All Renters***                         | 15.16 %  | 32.84 %       | 7             | 45.30 %       | 4                            | 6       |         |
| <b>Lease-Up:</b>   |          |               |               |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 98.19 %  | 97.68 %       | 5             | 95.32 %       | 44                           | 43      |         |
| <b>Overall Ranking:</b>  |          |               | In State:     | 7 / 7         | Nationally:                  | 23 26   |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |               |               |                              |         |         |
| Rental Unit  | \$40,843 | \$25,221      |               | \$26,635      | 277 Units                    | 16.40 % |         |
| Homebuyer Unit   | \$21,278 | \$12,188      |               | \$14,938      | 1,404 Units                  | 83.40 % |         |
| Homeowner-Rehab Unit   | \$20,507 | \$11,721      |               | \$20,675      | 3 Units                      | 0.20 %  |         |
| TBRA Unit  | \$0      | \$3,442       |               | \$3,216       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kansas City MO

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$134,694 | \$85,084  | \$47,815  |
| <b>State:*</b>     | \$119,540 | \$81,454  | \$15,685  |
| <b>National:**</b> | \$95,185  | \$74,993  | \$23,434  |

**CHDO Operating Expenses:**  
(% of allocation)

|                      |   |
|----------------------|---|
| <b>PJ:</b>           | <span style="border: 1px solid black; padding: 2px;">1.3</span> % |
| <b>National Avg:</b> | <span style="border: 1px solid black; padding: 2px;">1.1</span> % |

**R.S. Means Cost Index:** 1.03

|  | Rental %   | Homebuyer %  | Homeowner %   | TBRA %  |
|--|--|--|---|---|
| <b>RACE:</b>                             |  |  |   |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">7.0</span>  | <span style="border: 1px solid black; padding: 2px;">43.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">90.1</span> | <span style="border: 1px solid black; padding: 2px;">46.5</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">2.9</span> | <span style="border: 1px solid black; padding: 2px;">4.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |   |   |
|--------------------|--|--|---|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">41.2</span> | <span style="border: 1px solid black; padding: 2px;">38.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">27.2</span> | <span style="border: 1px solid black; padding: 2px;">21.0</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">16.2</span> | <span style="border: 1px solid black; padding: 2px;">18.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">10.7</span> | <span style="border: 1px solid black; padding: 2px;">12.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">3.3</span>  | <span style="border: 1px solid black; padding: 2px;">5.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">29.8</span> | <span style="border: 1px solid black; padding: 2px;">39.7</span> | <span style="border: 1px solid black; padding: 2px;">33.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">19.5</span> | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">66.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">38.6</span> | <span style="border: 1px solid black; padding: 2px;">32.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">6.6</span>  | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">5.5</span>  | <span style="border: 1px solid black; padding: 2px;">5.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |   |
|----------------|--|---|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">2.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span> # |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">8.8</span>  |   |
| Other:         | <span style="border: 1px solid black; padding: 2px;">18.4</span> |   |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">69.9</span> |   |

**# of Section 504 Compliant Units / Completed Units Since 2001** 63

\* The State average includes all local and the State PJs within that state

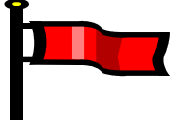
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kansas City State: MO Group Rank: 23  
 (Percentile)  
 State Rank: 7 / 7 PJs Overall Rank: 26  
 (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG   |
|-------------------------------------|---|------------|------------|--|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 76.20%   | 89.25      |  |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 50.90%   | 57.65      |  |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 64.98      |  |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.88%   | 98.19      |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.550    | 1.81       |  |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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